



North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office

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November 1, 2017

MEMORANDUM

To: Mary Pope Furr, Senior Architectural Historian mfurr@ncdot.gov
NCDOT/PDEA/HES

From: Renee Gledhill-Earley 
Environmental Review Coordinator

Subject: Historic Structures Survey Report for I-95 interchange at Ext 70 &71, I-5877,
Harnett County, ER 17-1807

Thank you for your September 20, 2017, memorandum transmitting the above-referenced report. We apologize for the delayed response caused by staffing shortages.

We concur that the Goodwin-Jackson House (HT0006) is not eligible for listing in the National Register of Historic Places due to a lack of material integrity of the main residence, including replacement siding, windows, and aluminum porch columns. Additionally, with the loss of historic farm-related outbuildings, including the barn, and introduction of modern outbuildings, the property has lost its association as an agricultural homestead.

We also concur that the dwelling at 665 Longbranch Road (HT1237) is not eligible for listing due to a loss in material integrity with the alteration of a front porch and a rear full-width addition. Additionally, with the loss of historic agriculture-related outbuildings and the introduction of modern outbuildings, the property has lost its association as a farm complex.

ARCHITECTURAL SURVEY AND EVALUATION I-95 AT BUD HAWKINS ROAD (SR 1811) (EXIT 70) AND LONGBRANCH ROAD (SR 1001) (EXIT 71) INTERCHANGE IMPROVEMENTS

Harnett County, North Carolina

WBS No. 53077.1.1 / TIP No. I-5877 / FA No. NHPP-0095(32)69



Prepared for:



North Carolina Department of Transportation
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Raleigh, North Carolina 27699-1598

Prepared by:



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*Final Report
September 12, 2017*

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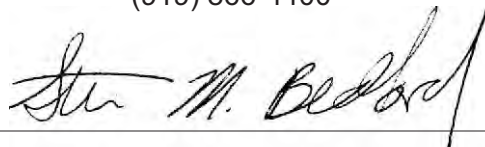
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Final Report
September 12, 2017

MANAGEMENT SUMMARY

On behalf of the North Carolina Department of Transportation (NCDOT), Louis Berger U.S., Inc. (Louis Berger) conducted an architectural survey and evaluation in preparation for I-95 interchange improvements at Exits 70 and 71 in southeastern Harnett County, North Carolina. The state project number is WBS 53077.1.1.; the TIP number is I-5877; and the FA number is NHPP-0095(32)69.

The scope of the current evaluation included the survey and evaluation of two properties: 655 Longbranch Road and 3359 Bud Hawkins Road. The properties are in the project's Area of Potential Effects (APE) as determined by an NCDOT architectural historian. The 655 Longbranch Road property had not been surveyed or evaluated for National Register of Historic Places (NRHP) significance as part of any previous efforts; the 3359 Bud Hawkins property (HT0006; Godwin-Jackson House) had been surveyed in 2002-2003 but had not been formally evaluated for NRHP eligibility. The purpose of this investigation was therefore to evaluate both properties for their NRHP eligibility.

As a result of the survey and evaluation, 655 Longbranch Road is recommended as not eligible for the NRHP. The dwelling represents an architectural form and style common to the era of its construction, ca. 1920, and has undergone alterations, such as a porch enclosure and rear addition, that have affected its integrity. The setting of this property as an agricultural complex has been extremely altered because any previous agricultural buildings have been demolished. As a whole the complex lacks both the significance and integrity necessary to be eligible for the NRHP.

Similarly, 3359 Bud Hawkins Road is recommended as not eligible for the NRHP. The dwelling represents a vernacular form and style common to the early twentieth century. Alterations have been made to the exterior cladding, the Neoclassical Revival-style columns on the north elevation, and front steps, and rear enclosures have been added, all affecting the building's integrity. As at 655 Longbranch Road, the agricultural context of the property has been greatly affected by the loss of the barn. As a whole the complex lacks both the significance and integrity necessary to be eligible for the NRHP.

RESOURCE NAME	SITE NUMBER	NRHP ELIGIBILITY	
		RECOMMENDATION	NRHP CRITERIA
Dwelling	HT01237	Not Eligible	N/A
Godwin-Jackson House	HT0006	Not Eligible	N/A

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1.0 INTRODUCTION

1.1 Project Description

On behalf of the North Carolina Department of Transportation (NCDOT), Louis Berger U.S., Inc. (Louis Berger) conducted an architectural survey and evaluation in preparation for the Interstate 95 (I-95) interchange improvements at Exits 70 and 71 in southeastern Harnett County, North Carolina (Figure 1). The state project number is WBS 53077.1.1., the TIP number is I-5877, and the FA number NHPP-0095(32)69. The scope of the current evaluation included the survey and evaluation of two properties: 655 Longbranch Road and 3359 Bud Hawkins Road.

1.2 Methodology

The Area of Potential Effects (APE) for this project as delineated by an NCDOT architectural historian consists of the I-5877 study areas surrounding the I-95 interchanges at Longbranch Road (Exit 71) and Bud Hawkins Road (Exit 70) (see Figure 1). NCDOT reviewed the entire APE and determined that two properties, one located at 655 Longbranch Road and one located at 3359 Bud Hawkins Road, are the only properties that warranted additional evaluation for National Register of Historic Places (NRHP) eligibility.

The property identified at 655 Longbranch Road covers 13.36 acres on the north side of Longbranch Road and is owned by Fred C. and Nancy Hawley. It had not been previously surveyed or evaluated for NRHP eligibility as part of any previous survey efforts. The property identified at 3359 Bud Hawkins Road (Godwin-Jackson House), covering 8.6 acres and owned by Garnette Godwin Jackson, was surveyed in 1982 and 2003 and has been assigned a state resource number (HT0006) but has not been formally assessed for NRHP eligibility. The purpose of this investigation was therefore to evaluate the properties for NRHP eligibility. The investigation included research and fieldwork limited to the exterior of the buildings and structures.

Senior Field Supervisor Tracey Jones, supervised by Principal Architectural Historian and Director Historic Preservation Steven Bedford, conducted fieldwork on Friday, July 28, 2017. Local and state archival repositories such as the Harnett County Public Library, North Carolina Collection, Online Maps Collection, the North Carolina State Archives, and genealogy websites such as Ancestry.com provided information about the history of the property. Property information for Harnett County was researched through the county's online Register of Deeds Online Records System. Ms. Jones and Louis Berger Senior architectural historian Camilla Deiber, and Architectural Historians Lauren Hoopes and Amber Anderson wrote the report.

This report was prepared in accordance with the National Historic Preservation Act of 1966, as amended; the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation of 1983 (48 *Federal Register* 44716), as amended; *Architectural Survey Manual: Practical Advice for Recording Historic Resources* (North Carolina Department of Cultural Resources [NC DCR] 2008); NCDOT's current *Historic Architecture Group Procedures and Work Products*; and the North Carolina Historic Preservation Office's (HPO) *Report Standards for Historic Structure Survey Reports/Determinations of Eligibility/Section 106/110 Compliance Reports in North Carolina*. The architectural historians who performed the assessments meet or exceed the Professional Qualifications Standards specified in 36 CFR 61.

2.0 ELIGIBILITY EVALUATIONS

2.1 655 Longbranch Road

Resource Name	Dwelling
HPO Survey Site No.	HT01237
Location	655 Longbranch Road Dunn, NC
PIN	1515-44-1373.000
Date(s) of Construction	ca. 1920; modifications pre-1972
NRHP Recommendation	Not Eligible



2.1.1 Description

The house at 655 Longbranch Road is located near the southeastern corner of Harnett County (Figure 2) less than a 0.25 mile northwest of the intersection of Longbranch Road with I-95 (Plate 1). The landscape surrounding the property is mostly rural with some commercial and religious properties along Longbranch Road. Open fields comprise the majority of the 13.36-acre property, with some trees (Plate 2) and a pond located near the house on the southwestern end of the parcel.

The dwelling and associated outbuildings sit at the southwestern end of the parcel, set back about 30 yards from the road (Figure 3). It is unclear when the outbuildings were constructed, although the parallel alignment of the brick outbuilding with the house suggests that it was likely constructed around the same time as the dwelling.

2.1.1.1 Dwelling

The Craftsman-style Bungalow dwelling, built ca. 1920, is a one-and-one-half-story three-bay masonry building with stretcher brick bond and faces southwest (Plate 3). The rectangular one-and-one-half-story main block of the dwelling has a front-gabled asphalt-clad roof with front-gabled dormers puncturing the roof on both side elevations. Both dormers are covered with wood or asbestos shingle siding and contain two windows that are typical for this building, as described below. A one-story side-gabled porch runs the width of the façade and extends an additional bay to both the southeast and northwest (Plate 4). A low-sloped roof one-story portion of the house runs the width of the rear (northeastern) end of the house and is likely an addition (Plate 5). Decorative brackets are located along the non-addition eaves, beneath a wood beadboard soffit (Plate 6). Except where noted, the typical windows of the building, hereafter referred to as typical windows, are wood six-over-one double-hung divided-light sash (Plate 7). Windows located in masonry are also topped with rowlock header course brickwork and sit on soldier course brick sills. Two exterior brick chimneys pierce the roof on the northwest elevation. The addition at the rear of the house is clad in asbestos siding, and an enclosed portion of the front porch is covered in wood vertical board siding.

Fenestration on the façade is symmetrical with paired typical windows centered in the gable end over a central wood divided-light entrance door at the ground level (Plate 8). Sets of paired typical windows are located in the outer bays of the first floor of the façade. The porch roof exhibits a large architrave adorned with decorative brackets and is supported by six simple evenly spaced masonry piers capped with plinth



FIGURE 2: Site Plan of 655 Longbranch Road (USGS 2013)



PLATE 1: 655 Longbranch Road Setting, Looking Southeast



PLATE 2: 655 Longbranch Road Setting, Looking Southeast



PLATE 3: 655 Longbranch Road Dwelling Façade, Looking Northeast



PLATE 4: 655 Longbranch Road Dwelling Porch, Looking East



PLATE 5: 655 Longbranch Road Dwelling Northwest Elevation, Looking Southeast



PLATE 6: 655 Longbranch Road Dwelling Bracket and Soffit Detail



PLATE 7: 655 Longbranch Road Dwelling Typical Windows



PLATE 8: 655 Longbranch Road Dwelling Entrance Door, Looking Northeast

blocks. Below, a platform runs the width of the main block and is accessed by masonry stairs on the northwestern end and within the central bay. A pair of two-over-two (horizontally divided) wood sash windows with aluminum storm windows are located within this enclosed bay.

The northwest elevation consists of the flat-roof single-story addition on the northeastern end, the main block of the house, and the projecting gable end of the porch at the southwestern end. The asbestos-clad addition holds a group of three two-over-two (horizontally divided) sash windows with aluminum storms and a half-wood panel door with upper glazing panel. The rear (northeasternmost) masonry chimney is located near the potential addition and shows signs of damage and/or alteration (Plate 9). The larger of the two chimneys is located just northeast of the projecting porch gable. Rowlock header brickwork serves as a water table above the ventilated foundation. Access to the enclosed portion of the front porch is beneath the porch gable end where a half-wood paneled door with upper glazing panel is located on the northwest elevation of the vertical board-clad enclosure. The northeast elevation contains a pair of typical windows in the gable end over the full-width one-story portion (possible addition) of the house (Plate 10). The southeast elevation is composed of the projecting porch's gable end, which has been enclosed, at the southwestern end and a series of typical wood windows on the remainder of the elevation (Plates 11 and 12).

No occupants were available at the time of the survey to provide information about the interior of the dwelling or outbuildings and no contact was initiated with the property owners after the survey to gather this information. As a result there is no known information about the current interior of the dwelling or outbuildings.

2.1.1.2 Connected Garage and Shed

The garage, which is a one-story front-gabled wood-frame building on a cinderblock foundation, is connected to a one-story cinderblock shed topped with a front-gabled roof by a flat-roofed cinderblock hyphen (Plates 13 and 14). The garage is capped with a terne metal roof, covered with flush wood weatherboard in the front gable end, and has a full-width wood awning along the open stall of the façade. Exposed rafter tails are present at the eaves. The garage's three non-primary elevations are simply covered in standing-seam metal. The hyphen's roofing consists of the same standing-seam metal that is overlaid on the garage and is accessed by a vertical board wood door off-centered on the façade. The shed has asphalt-shingle roofing material and contains wood weatherboard in the façade gable end and vinyl siding in the rear gable end. A door is centered on the façade and a window on the northeast elevation. The window appears to have been wood divided-light sash but has fallen apart and is now covered with a metal grate.

2.1.1.3 Brick Outbuilding

This brick outbuilding of unknown historical use sits east of and mimics the form of the main dwelling (Plate 15). The outbuilding both runs parallel to the house and aligns with the dwelling's rear gable end. This simple masonry building has an asphalt-clad front-gabled roof with wood eave returns. A wood paneled door with rowlock course header brickwork over it is centered on the façade. The southeast elevation has likely been altered as it is now dominated by a large opening also topped with rowlock course headers. A ventilation pipe is located off-center above the opening. The remaining elevations are solid masonry.

2.1.1.4 Modern Shed

The modern shed sits northwest of the garage and is a prefabricated assembly with corrugated metal siding and a shallow gable roof and a central opening that faces northeast (Plate 16).



PLATE 9: 655 Longbranch Road Dwelling Damaged Rear Chimney and Addition Door, Looking Southeast



PLATE 10: 655 Longbranch Road Dwelling Northeast Elevation, Looking Southwest



PLATE 11: 655 Longbranch Road Dwelling Southeast Elevation, Looking Northwest



PLATE 12: 655 Longbranch Road Dwelling Southeast Elevation, Looking Northwest



PLATE 13: 655 Longbranch Road Garage and Connected Shed, Looking North



PLATE 14: 655 Longbranch Road Garage and Connected Shed, Looking Southwest



PLATE 15: 655 Longbranch Road Brick Outbuilding, Looking North



PLATE 16: 655 Longbranch Road Modern Shed, Looking West

2.1.2 History

Farming in Harnett County was, and still is to a lesser degree, very important to the culture of the area. Most residents of the county farmed throughout the nineteenth and twentieth centuries, growing primarily cotton until the early twentieth century, when farmers began planting tobacco, corn, and potatoes and began raising livestock (Sherrer and Brown 2008:11, 15, 25). In 1930, 80 percent of the county's population resided in rural areas, where farming continued to be the most prevalent profession among the workers of the county (Sherrer and Brown 2008:27). After World War II, however, a shift in population began, and by 1960, only "46 percent of the population...[lived] in rural areas but not farming." Changes in transportation and the construction of I-95 began to draw more people into the area, shifting the focus away from farming and into manufacturing and commercial endeavors (Sherrer and Brown 2008:32).

The residence at 655 Longbranch Road was constructed ca. 1920. Table 1 provides a chain of title for the property beginning in 1903. A review of historical maps available for Harnett County dating to the early twentieth century indicates that the house was definitely extant by 1938 but may not have been extant in 1916, as there are structures in the general vicinity but none at the current house location (Jurney 1916; State Highway and Public Works Commission [SHPWC] 1938). The soil survey map indicates that this area of the county was populated with scattered houses and a few churches, and probably largely devoted to agricultural activities. Many of the earlier landowners could not be confirmed by available historical census records and other research. The parcel on which the building is extant appears to have been bought and sold mainly to different part- or full-time farmers until the Warrens and their heirs purchased the current parcels during the twentieth century. At the time of survey, most of the parcel surrounding the immediate house lot was under active cultivation and planted in tobacco.

In 1903 Benjamin Franklin (known as B.F.) Ammons received as a gift 15 acres of land from A.J. Ammons, presumably his father, who owned a tract of 147 acres (CCDB 123/60). B.F. Ammons lived from 1885 to 1926 and was married to Louanna/Linda/Lula Almond (North Carolina Deaths, 1906-1930, No. 22). In 1900 the census lists him as a farmer residing in Black River Township in Cumberland County (U.S. Census 1900). At the time of his death, he was listed as a carpenter by trade. In 1905 B.F. Ammons mortgaged the 15 acres to J.C. and E.C. Ammons (relationship unknown) for \$150.00 (CCDB 128/97). That mortgage was canceled, although a cancellation date was not recorded. In 1920 the Ammons residence was recorded as "Long Branch Road" in Averasboro Township, and he was still residing in Averasboro Township at the time of his death on January 22, 1926 (North Carolina Deaths, 1906-1930, No. 22; U.S. Census 1920).

In 1913 B.F. Ammons et al. sold approximately 8 acres of the parcel to W.R. Jackson for \$610.00 (Harnett County Deed Book [HCDB] 179:391). This deed is the first in which the parcel is recorded in Harnett County instead of Cumberland County, and is also the first to mention "Long Branch Road" as a reference point in the deed's legal description. Prior to 1894, most Harnett County records were destroyed by fire, and this particular area of Harnett County was not transferred from Cumberland County to Harnett County until 1911. W.R. (Willie Roberson) Jackson, born in 1886, was the son of Josiah Jackson and Ardella Parker and was married to Eliza Rena Tart. The couple had six children (Rosser 1993:240). Jackson's profession in 1940 is listed as farmer, and his residence was in Averasboro Township on Long Branch Road in both 1920 and 1940 (U.S. Census 1920a, 1940a). Jackson died in 1953, and in that same year his estate was divided among his surviving heirs (Lambert 1953; Rosser 1993:240). Jackson's son, Floyd A. Jackson, received as his share of the farm in two lots (Lots 1 and 4) totaling 7.7 acres located along Long Branch Road (HCDB 345/575). In 1940, prior to his father's death, he is listed as working as the manager of a gas station in Dunn, North Carolina (U.S. Census 1940b).

TABLE 1
CHAIN OF TITLE FOR 655 LONGBRANCH ROAD, 1903-2011

FILE DATE	GRANTOR	GRANTEE	ACRES	SOURCE BOOK/PAGE	NOTES
11/2/2011	Bass, Barbara Warren; Hawley, Nancy and Fred C.	Hawley, Nancy and Fred C. (Tenants by the entirety)	14.04 7.39	Harnett County (HC) 2923/314	Tract 1/Tract B on Map: Recombination Survey and Minor Subdivision-Heirs of W. Elton Warren Estate (2011-609); Sept. 29, 2011. Tract 2/Tract C on Map: Property of W. Elton Estate-Map 2001-13; Nov. 9, 1999; see also Map 2008-377; lot south of "Long Branch Road." Final division of estate of William Elton Warren real property. "Valuable consideration" is listed sale price.
5/5/2008	Bass, Barbara Warren; Hawley, Nancy and Fred C.	STKI Leasing, LLC	1.973	HC 2505/223	Tract 2E on survey map-Property of W. Elton Warren Estate (2001-13); November 9, 1999. "Valuable consideration" is listed sale price.
1/8/1990	West, Doris Tart and Odis	Warren, W. Elton and Jessie Pearl T.	0.2 0.6	HC 900/649	Tract I Tract II Plat Book:17:10 "Valuable consideration" is listed sale price.
11/22/1971	Special Petition Court Proceedings; Superior Court of Harnett County (Alphin, Jesse, Lambert, WJ, and Henry, R Graham, court appointed)	West, Doris Tart and Odis	0.2 0.6	HC 565/245	Court document dividing tract among 4 tenants. Doris West received: 3 Tracts; Tract 1a and 1c are same as Tract I and II above; (Plat Book17:10). Tract 1 is 3.0 acres along I-95 SE Ramp.
Will of Warren, William E. divided his estate among his heirs, including 655 Longbranch Road; heirs included Barbara Warren Bass and Nancy Hawley (daughters).					
5/22/1958	Jackson, Floyd A., and Myrtle	Warren, William E., and Jessie Pearl	7.7	HC 374/341	"Second Tract" Lot 4- from survey of W.R. Jackson farm (Map of W.R. Jackson Farm", 3 miles south of Dunn; mentions "Long Branch Road." \$100.00 sale.
12/8/1953	Jackson, Joseph L. and Elizabeth J. Woodall, W.G. and Ruth J. Jackson, Otis S. and Doris J. Jackson, Aaron H. and Lucile G. (W.R. Jackson heirs)	Jackson, Floyd A.	7.7	HC 345/575	Division of land by heirs of W. R. Jackson, died intestate. To Floyd A. Jackson: First Tract- Lot 1 from survey of W.R. Jackson Farm Second Tract-Lot 4-from survey of W.R. Jackson farm, 3 miles south of Dunn; mentions "Long Branch Road." Sale price N/A- two tracts accepted as full share of inheritance.

TABLE 1 (continued)

FILE DATE	GRANTOR	GRANTEE	ACRES	SOURCE BOOK/PAGE	NOTES
8/7/1913	Ammons, B.F. et al.	W.R. Jackson	~8	179:391	Mentions "Long Branch Church Road." \$610.00 sale.
Most Harnett County pre-1894 records destroyed by fires in 1892 and 1894; this area of Harnett County part of Cumberland County prior to 1911; possible Cumberland County chain of title:					
1/6/1905	Ammons, J.C. and wife E.C. (Mortgage Deed)	Ammons, B.F.	15	Cumberland County Deed Book (CCDB) 128/97	Mentions a road, no other landmarks; mortgage deed cancelled (no date given). \$150.00 sale.
11/19/1903	Ammons, A.J. and wife S.A. (Gift Deed)	Ammons, B.F.	15	CCDB 123/60	Mentions a road, no other landmarks; same as in mortgage deed above; \$1.00 sale.

In 1958 Floyd Jackson sold this parcel to William E. and Jessie T. Pearl Warren for \$100.00 (HCDB 374/341). A William E. Warren, born in 1893 and married to Cleone Warren, is listed as a salesman for Piano Metal Insurance in 1920, residing in Averagesboro Township, although not at 655 Longbranch Road (U.S. Census 1920b). By 1930 he was working as a car salesman but still not residing at 655 Longbranch Road (U.S. Census 1930a). However, this does not appear to be the same William E. Warren who owned this parcel, as that Warren was married to Jessie P. Tart, daughter of John H. Tart, who was born in 1914 and died in 1997 (Cemetery Census 2017). The William E. Warren married to Jesse was born in 1915 and died in 2000 (Find-A-Grave 2015).

William E. and Jessie T. Pearl Warren added two small parcels (0.2 acre and 0.6 acre) to their land through a purchase made from Doris West and Otis Tart in 1990 (HCDB 900/649). Based on the plat map, the 0.2-acre parcel is south of Longbranch Road, adjacent to the I-95 ramp, and the 0.6-acre tract is at the northern end of the parcel north of Longbranch Road (Lambert 1971). Neither of these small parcels is the location of the house, which sits on the northern side of Longbranch Road. Doris and Otis had received these two parcels, along with another 3.0-acre parcel on the east side of I-95, from a land division of the property of John H. Tart, which bounded the Warren property in several places (HCDB 565/245; Lambert 1971). Jessie T. Warren also inherited property from John H. Tart during a division of his land by his heirs in 1961 (HCDB 408:193; Lambert 1951). Her share of the inheritance was a tract containing 33.3 acres that was located around Averagesboro and Clinton roads. Based on the associated plat map, these lands were not adjacent to Longbranch Road, although the sketch map shows Longbranch Road's orientation as different from what modern maps indicate (HCDB 13/28). Based on topographic maps, the roads as drawn appear to match more closely the intersection of Longbranch and other roads east of I-95 (United States Geological Survey [USGS] 1973). The referenced deed book and page on that map (CCDB DBC-7/42) was not registered as a valid book and page number on the Cumberland County Online Deed Registry, so it could not be traced further.

Upon his death, William E. Warren's estate was divided among his heirs, including his two daughters, Barbara Warren Bass and Nancy Hawley. However, the final division of the estate was not made until 2011, when Barbara Warren Bass ceded two tracts (Tract 1 and Tract 2) to Fred C. and Nancy Hawley (HCDB 2923/314). Tract 1 was 14.04 acres and is marked as Tract B on the 2011 plat map, and Tract 2 was 7.39 acres and is marked as Tract 2C on the 1999 plat map (Joyner Piedmont Surveying 1999, 2011). The house and its outbuildings fall within Tract 1 (Tract B); Tract 2 (Tract 2C) is located south of Longbranch Road. In 2008, prior to this final division, Bass and Hawley had sold part of the parcel

(marked as Tract 2E on the 1999 plat map) to STKI Leasing, LLC (HCDB 2505/223). This tract is located east of I-95 and is not associated with the house parcel.

2.1.3 *NRHP Evaluation*

Architectural resources at 655 Longbranch Road reflect two periods of development on the property. The first period of construction dates to at least the 1920s with the construction of the house. The extant brick outbuilding may date to this period or earlier. Construction of the garage and connected shed occurred at some point during the twentieth century. No history was found regarding these outbuildings.

This survey found that the property has lost integrity because of the introduction of modern buildings to the complex and through the addition of porch enclosures and a rear portion of the house. The property retains integrity of location, as none of the extant buildings has been moved from its original site; however, the setting has been compromised. Some of the agricultural fields remain, but both agricultural outbuildings have been removed and the adjacent properties have been commercialized, including the construction of a large car lot across Longbranch Road. Despite the resource's retention of an agricultural field and therefore its association with an agricultural property, the loss of the agricultural outbuildings adversely affects the resource's integrity of feeling and historical sense of place as an early twentieth-century farm complex.

The house and brick outbuilding have integrity of materials. Aside from a potential cladding alteration at the dormers, as well as the materials of the addition, the house and outbuilding appear to retain their original materials, including wood decorative elements, windows, and doors. The garage and connected shed, which do not appear to be historical buildings, have poor integrity of materials. The modern shed retains its original materials but is not historical. Largely retaining its original massing, structural systems, fenestration, and ornamentation, with exceptions for the enclosure of the southeastern end of the porch and the inconspicuous small rear addition, the house has sufficient integrity of design. The brick outbuilding and the garage and connected shed do not have sufficient integrity of design given the large opening cut into the southeast elevation and the addition of a hyphen, respectively. These buildings, as well as the modern shed, are likely not historical. Integrity of workmanship is maintained in the house and brick outbuilding as these buildings retain their original materials and, largely, design. Historic wood detailing such as brackets and the beadboard soffit are still present. The garage and connected shed do not retain integrity of workmanship as they have been altered both in design and materials. The modern shed retains integrity of workmanship but is not historical.

The house at 655 Longbranch Road is recommended as not eligible for the NRHP under Criterion A. The property is associated with agricultural trends in Harnett County, particularly the family-owned farm, but does not have the necessary significance or integrity. In contrast, the Ivy Burne (HT0024) farm complex, with a two-story Queen Anne/Italianate dwelling constructed in stages between 1872 and 1910, was listed in the NRHP in 1991 under Criteria A, B, and C. Under Criterion C the Burne farm complex, which includes the farmhouse and seven contributing outbuildings, including a corn crib and tobacco barn, was evaluated in part for its agricultural associations (Plates 17 and 18). The presence of the agricultural outbuildings on that property provides associative significance to the farmhouse as part of an agricultural complex. Given the number of twentieth-century farms extant in the county and the changes that have been made to the property at 655 Longbranch Road, including the removal of its agricultural buildings, 655 Longbranch Road is not eligible under Criterion A.

The house at 655 Longbranch Road is recommended as not eligible under Criterion B. The owner of the property when the current house was constructed, W.R. Jackson, was not a prominent citizen and did not make specific contributions to history that can be identified and documented. This also applies to the Jackson descendants who inherited the property.



PLATE 17: Ivy Burne (HT0024) Farm Complex, Façade, Looking East



PLATE 18: Ivy Burne (HT0024) Farm Complex, Agricultural Outbuildings, Looking Northeast

Similarly, the property is not eligible under Criterion C. The dwelling at 655 Longbranch Road is an example of a Craftsman-style Bungalow from the 1920s. The Craftsman-style Bungalow was popular locally and nationally during the first decades of the twentieth century. A Harnett County survey (Sherrer and Brown 2008) reviewed several Bungalow-style properties, including those in the Dunn Historic District. The 2008 survey considered the Thompson-Pope House (HT0418), on Orange Street in Dunn, an excellent example of the Craftsman style. It retains its decorative wood-shingle siding, multi-light double-hung wood-sash windows, and original Craftsman-style porch spanning the façade (Plate 19) (Sherrer and Brown 2008:48). The dwelling at 655 Longbranch Road has been altered by the enclosure of the southeastern end of the front porch and by the addition on the rear of the house. As a farming complex the dwelling and its associated farm buildings would have been representative of an early twentieth-century farm, a type and style common to the first few decades of the twentieth century in Harnett County; however, all but one of the agricultural outbuildings have been demolished and the later addition of buildings in the complex, including the modern shed and garage and connected shed, disrupts the original agricultural character of this property. Given the prevalence of the Craftsman-style Bungalow both nationally and locally, the loss of agricultural outbuildings, and the addition of newer buildings, this example does not have sufficient significance or integrity to be eligible under Criterion C.

A building may be eligible under Criterion D if the buildings and/or structures have the potential to yield important information pertaining to undocumented or rare local building traditions. None of the buildings at 655 Longbranch Road meets Criterion D.



PLATE 19: Thompson-Pope House (HT0418), Façade, Looking Northwest

2.2 3359 Bud Hawkins Road

Resource Name	Godwin-Jackson House
HPO Survey Site No.	HT0006
Location	3359 Bud Hawkins Road Dunn, NC
PIN	1514-06-7954.000
Date(s) of Construction	ca. 1910, modifications 1949
NRHP Recommendation	Not Eligible



2.2.1 Description

The Godwin-Jackson House is located in the southeastern corner of Harnett County on 8.47 acres of rural, open farmland (see Figure 1).

The north-oriented building is located just off I-95 by Exit 70, on the southern side of Bud Hawkins Road, which terminates east of the building (Figure 4; Plates 20 and 21). A semi-circular driveway cuts through the rear of the property, ending east and west of the building. The dwelling and associated outbuildings sit on the northeastern corner of the lot. The one-story shed southeast of the house was built approximately 15 years after the dwelling (Karpynec 2003). A modern carport was erected to the rear of the house at an unknown date near the location of the historic barn that was demolished sometime prior to 1982, as the building is not listed on a previous survey of the site dated that year (Figure 5) (Karpynec 2003).

2.2.1.1 Dwelling

The dwelling, built ca. 1910, is a two-story side-gabled wood-frame farmhouse constructed in an eclectic mix of Queen Anne and Neoclassical Revival styles (Plates 22 and 23). The building has three symmetrical bays and is covered with vinyl siding. Bricks form the foundation of the building. Chimneys stand on the eastern and western ends of the southern eave wall, abutted by a succession of one-story shed roof additions, added in 1949, that span the south elevation (Plate 24) (Karpynec 2003). The shed roof enclosure immediately adjoining the building ends with a front gable on the eastern side (Plate 25). Chimneys are located on the western eave wall and protrude near the center of the southernmost shed-roof enclosure, which is set in slightly on the western end. A shed-roof porch supported by square posts, likely 4x4s, projects over the entrance, exiting to the east with a set of wood stairs.

Centrally located on the façade is a two-story front-gabled Neoclassical Revival porch with two paired fluted aluminum columns at the forefront (see Plate 22). Cement steps with brick cheekwalls provide access to the Queen Anne-style porch that wraps around the façade with its beveled corners and terminates on both the eastern and western elevations before reaching the shed-roof enclosures (Plates 26 and 27). Recessed behind the columns on the second story is a centrally located porch with turned balusters, matching those found on the first story. Centrally placed doorways complete with sidelights and divided transom lights are located on the first and second story of the façade (Plate 28). The windows on the façade are one-over-one double-hung wood sash, and those on the rear of the primary massing and on the shed roof enclosures are six-over-six double-hung wood sash (Plates 29 and 30). Several of the windows on the shed-roof enclosures appear in pairs. A brick pumphouse is present at the southern end of the east elevation (Plate 31), and the HVAC system is on the opposite side of the building.

At the time of the survey, no occupants were available for an interview regarding the current state of the interior of the dwelling and the outbuildings. The property owner was not contacted after the survey and as a result there is no information about the interior of the dwelling.



FIGURE 4: Site Plan of 3359 Bud Hawkins Road (USGS 2013)



PLATE 20: 3359 Bud Hawkins Road Setting, I-95 Exit/Entrance, Looking East



PLATE 21: 3359 Bud Hawkins Road Dwelling Context, Looking Southeast

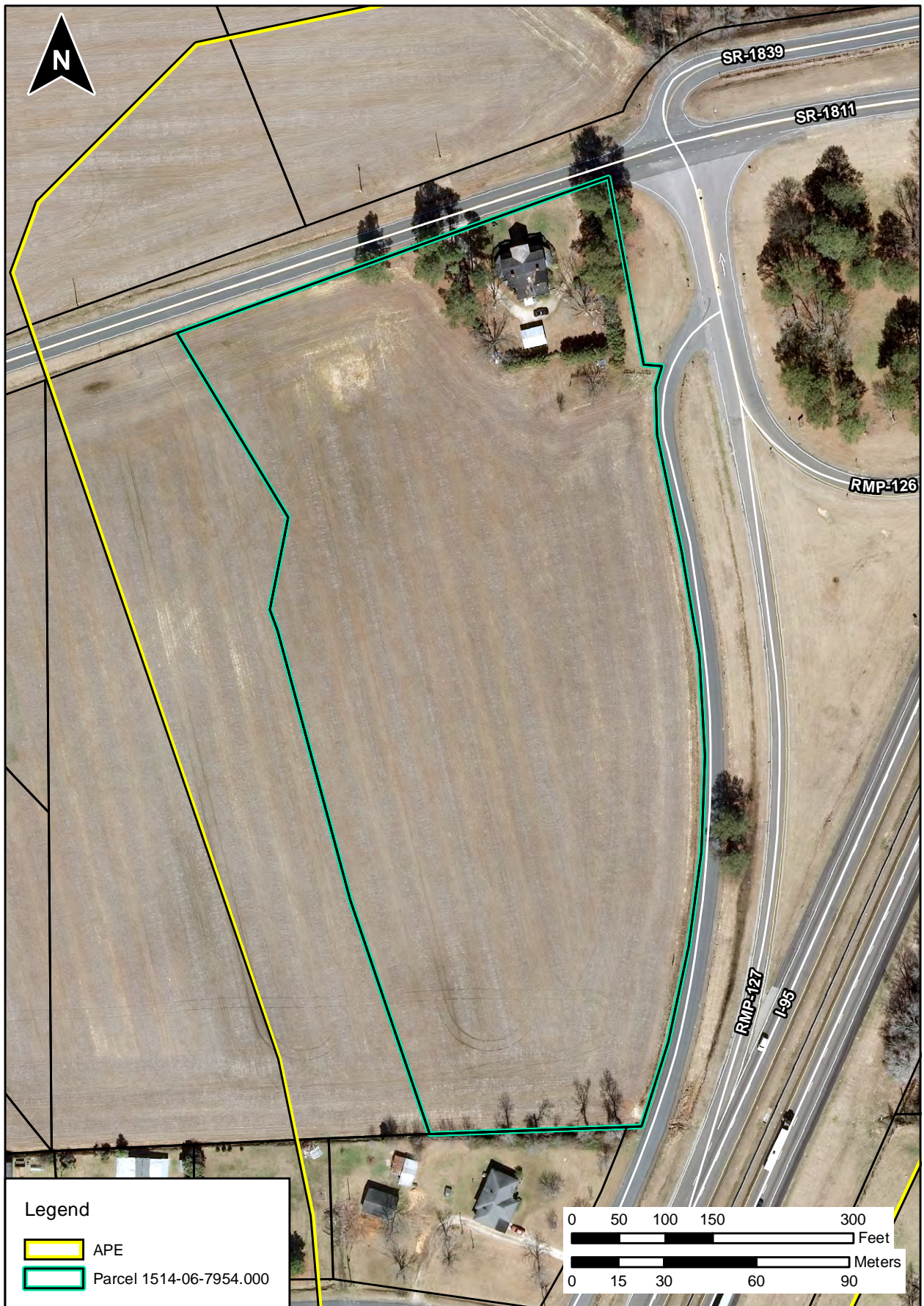


FIGURE 5: 3359 Bud Hawkins Road Parcel Map (NC OneMap 2017; USGS 2013)



PLATE 22: 3359 Bud Hawkins Road Dwelling North Elevation, Looking South



PLATE 23: 3359 Bud Hawkins Road Dwelling West Elevation, Looking East



PLATE 24: 3359 Bud Hawkins Road Dwelling South Elevation, Looking Northwest



PLATE 25: 3359 Bud Hawkins Road Dwelling East Elevation, Looking West



PLATE 26: 3359 Bud Hawkins Road Dwelling First-Story Porch Baluster Detail



PLATE 27: 3359 Bud Hawkins Road Dwelling First-Story Porch Bracket Detail



PLATE 28: 3359 Bud Hawkins Road Dwelling Entrance Door, Looking South



PLATE 29: 3359 Bud Hawkins Road Dwelling Façade Windows



PLATE 30: 3359 Bud Hawkins Road Dwelling Windows, South Elevation



PLATE 31: 3359 Bud Hawkins Road Dwelling Brick Pumhouse

2.2.1.2 *Shed*

Located southeast of the dwelling is a one-story side-gabled shed clad with white-painted wood weatherboard and wood shingles in the western gable end (the only accessible side) (Plates 32 and 33). Exposed rafter ends support a standing-seam metal roof, and a shed-roof enclosure spans most of the south elevation of the building (Plate 34).

Two doors are located on the façade of the building, both of them opening toward the middle of the building. Another entrance is present on west elevation of the rear shed-roof enclosure with a door too small to close the space on both the top and one side. On the west elevation a small fixed-in-place multi-light wood-sash window is located in the gable end and at least one more multi-light window of unknown operation is located on the façade; the remaining windows were blocked by vegetation (Plate 35). The concrete slab visible in Plate 35 is a cover for the septic system. On the rear of the building is a six-over-six single-hung wood-sash window (see Plate 34).

2.2.1.3 *Carport*

Directly behind the dwelling stands an open-air carport with metal supports propping up a wood roofing structure overlaid with corrugated metal sheeting. The structure, as seen from the road, has a side-gabled form that is wide enough to fit two cars (Plate 36).

2.2.2 *History*

Agriculture in Harnett County thrived throughout the nineteenth and early twentieth centuries. In 1860 the county boasted a total of 472 farms and only 41 manufacturing establishments (Sherrer and Brown 2008:11). Until the Civil War, cotton was the primary agricultural resource in the county, later shifting toward livestock and the growing of tobacco, potatoes, and corn (Sherrer and Brown 2008:15). Growth in the county's town centers increased in the late nineteenth century, but by 1900 only a few of its inhabitants lived in a town, and by 1930, 80 percent of the county's population still resided in rural agriculture-based areas (Sherrer and Brown 2008:27). After World War II, however, a shift in population and farming practices began, and by 1960, only "46 percent of the population...[lived] in rural areas but not farming." Those that continued to farm began introducing new breeds of cattle and swine, along with dairy farms, and considerable acreage was devoted to commercial orchards (Sherrer and Brown 2008:32). Changes in transportation and the construction of I-95 began to draw more people into the area, shifting the focus away from farming and onto manufacturing and commercial endeavors (Sherrer and Brown 2008:32).

The Godwin Jackson House (HT0006) was constructed ca. 1910. A review of historical maps available for Harnett County dating to the early twentieth century indicates that the house was definitely extant by 1916 (Jurney 1916). The soil survey map indicates that this area of the county was populated with scattered houses and a few churches, and probably largely devoted to agricultural activities. A structure is extant directly opposite the Godwin-Jackson House on the northern side of the public road on the 1916 map; the 1938 map depicts a larger structure directly across the road and two other structures adjacent to the west. Many of the earlier landowners could not be identified or confirmed, given the destruction of early Harnett County deeds during courthouse fires. The parcel on which the building stands appears to have exchanged hands mainly within the Godwin family up until the present day, and is currently still held by a Godwin descendant, Garnette Godwin Jackson, the daughter of Elma and Edwin Godwin. Currently, most of the parcel surrounding the immediate house lot is under active cultivation, the fields to the north, south, and west planted in corn.



PLATE 32: 3359 Bud Hawkins Road Dwelling Wood Shed Location, Looking South



PLATE 33: 3359 Bud Hawkins Road Dwelling Wood Shed Façade, Looking South



PLATE 34: 3359 Bud Hawkins Road Dwelling Wood Shed South Elevation, Looking Northeast



PLATE 35: 3359 Bud Hawkins Road Dwelling Wood Shed West Elevation, Looking East



PLATE 36: 3359 Bud Hawkins Road Dwelling Modern Carport, Looking Southeast

Edgar J. Godwin, born in 1878, purchased 75 acres of land that abutted other lands in the Godwin family from several family members, including his father, David J., and his wife, listed only as W.C., in 1899 for \$500, although the official filing date was not recorded until 1916 (HCDB 185/240) (Table 2). The purchase included the West Land and the residence in which his father, D.J. Godwin, resided. Like his father, Edgar had already moved his family onto the parcel prior to the purchase. In 1911 he built a house, likely the Godwin-Jackson House, adjacent to or on the site of his father's house (Wilson 1993:190). According to Brown (1981:a), part of the original D.J. Godwin house was used in the Godwin-Jackson House. Edgar, his wife Elma, and their five children, Oliver, Mabel, Marie, Garnette, and James, lived on a farm in Averagesboro Township (U.S. Census 1920c). Godwin also operated a country store, first established in 1905 and run out of his Bud Hawkins Road property until 1915, when it moved to the town of Godwin in Cumberland County. Edgar ran the Godwin town store until he was forced to close it in 1922 during an economic downturn. Later in life, he and his oldest son ran a house construction business in Dunn under the name E.J. Godwin and Son. He died in 1945 (Wilson 1993:190).

TABLE 2
CHAIN OF TITLE FOR 3359 BUD HAWKINS ROAD FROM 1885

FILE DATE	GRANTOR	GRANTEE	ACRES	SOURCE BOOK/PAGE	NOTES
5/12/1949	Godwin, Elma G. (widow)	Jackson, Garnette Godwin	17.3	Harnett County (HC) 313/107	Lot 3-Subdivision of Elma G Godwin Estate, Averagesboro Twp. (MB 6; no page). \$10.00 sale.
8/12/1971	Godwin, Mabel and Cleon T.	Jackson, Garnette Godwin	Fraction of an acre	HC 561/1971	Fraction of Lot 2 (see MB 6; no page). \$10.00 sale.
9/30/1957	Godwin, Mabel and Cleon T.	Jackson, Garnette Godwin	Not given	HC 376/509	Part of Lot 2 (see MB 6; no page). \$100.00.
6/3/1916	E.J. Godwin and Elma Godwin (Deed of trust; mortgage deed)	Scales, A M (trustee); State of NC; Southern Life and Trust Company; Dunn Insurance and Realty Company	75	HC 112/388	References two deeds listed below from 1912 and 1899; cancelled on 4/27/1922. \$3100.00.
11/4/1914	Godwin, E.J.	Godwin, Elma	75	HC 182/515	Averagesboro Twp. Adjoins lands of other Godwins, L.H. Lee, and W.H. Pope; includes residence and outbuildings where D.J. Godwin resides; originally part of Cumberland County land transfer to Harnett County. \$4000.00 sale.
5/23/1916	Godwin, David J. et al. (Caroline, W. C, Roy C., and Archie B., Jr Godwin)	Godwin, E. J.	75	HC 185/240	Original instrument date is 4/6/1899. Original deed part of Cumberland County land that was transferred to Harnett County in early 20th c.; adjoins lands of other Godwins, L.H. Lee, and W.H. Pope; includes residence and outbuildings where D.J. Godwin resides; nearly same description as above. \$500.00 sale.

TABLE 2 (continued)

Most Harnett County pre-1894 records destroyed by fires in 1892 and 1894; this area of Harnett County was part of Cumberland County prior to 1911. Possible Cumberland County chain of title:

FILE DATE	GRANTOR	GRANTEE	ACRES	SOURCE BOOK/PAGE	NOTES
12/22/1885	E. Godwin's Heirs	Godwin, D.J., A.B, Mary M., I.W. et al.; Ammons A. J. and Sarah.	Six lots; multiple acres; roughly divided ~30-37 acres per person	Cumberland County Deed Book (CCDB) 81/227	Lands split among Godwin heirs- multiple lots; D. J. Godwin got 37 acres "West Land" (Lot 6); Archie B. got 31 acres- Bear Branch (Lot 4) \$1.00 sale (partition of land).

In 1914 Edgar sold the 75-acre parcel to his wife Elma "Kitty" Godwin for \$4,000.00. As they stayed married, it is unclear what precipitated this action, although a 1916 mortgage deed from E.J. Godwin to Scales, A M (trustee), the State of NC, Southern Life and Trust Company, and the Dunn Insurance and Realty Company for \$3,100.00 suggests that there may have been a need for cash. The mortgage deed was cancelled on April 27, 1922, and the property remained under Elma's name until 1949. Elma Godwin does not appear to have worked outside the home during her life. The daughter of Erastus and Kitty Keen Godwin, she was born in 1881 and died in 1952 (Wilson 1993:190). In 1949 Elma Godwin sold 17.3 acres of the parcel to Garnette Godwin Jackson, her daughter, for \$10.00 (HCDB 313/107). This portion is marked as Lot 3 on the plat map and includes the Godwin-Jackson House (Corbin 1949). In 1957 and again in 1971, Garnette Godwin Jackson purchased portions of Lot 2 from her sister Mabel, who was married to Cleon T. Jackson, for \$100.00 and \$10.00, respectively. Lot 2 abuts Lot 3 to the west (Corbin 1949). In 1940 Garnette Godwin was living in Georgia and had not yet married (U.S. Census 1940c). By the time of the purchase, she had married Almon D. Jackson, who owned a shoe store in Dunn (Wilson 1993:190). Her sister Mabel was married to Cleon Jackson by 1940, living in Averasboro (U.S. Census 1940d). Cleon worked as a meter reader and later as a postal clerk (U.S. Census 1940e; Wilson 1993:190).

Garnette Godwin Jackson died in 2004. Part of the approximately 18-acre plot she owned has since been sold to other parties, but the 8.81-acre lot containing the Godwin-Jackson House is still listed under her name in care of her executor, Larry W. Godwin (HCDB 2167/882; Jordan-Tew and Assoc. 2004).

2.2.3 NRHP Evaluation

Architectural resources at the Godwin-Jackson House at 3359 Bud Hawkins Road reflect three periods of development on the property. The dwelling, which was constructed ca. 1910, predates the rest of the buildings and structures on the property and is still maintained as a working farm. A barn mentioned in a previous survey, dated to within 10 years of the dwelling, has since been demolished and a modern carport, construction date unknown, has been erected on the property. The shed building located southeast of the dwelling was constructed sometime in the 1920s. As the acreage was sold off over the years, modern infill appeared. Properties dated to the 1950s and 1960s, and then more recent properties dated to the early 2000s, are extant on northern, western, and southern borders of the Godwin-Jackson house parcel.

This survey found that the property has lost integrity because of the introduction of modern buildings to the area surrounding the parcel and through the replacement and demolition of historic materials. The Godwin-Jackson House retains its integrity of location, as the buildings have not been moved from their original sites. Similarly, the integrity of setting of the farm is intact; the surrounding area has maintained its rural character and the property itself remains a working farm. Loss of the barn, however, has negatively affected the integrity of association of the resource as a farmstead, altering the relationship of the resource with the

adjacent farmland. Demolition of such an integral part of the farmstead detracts from the building's historical sense of place as an early twentieth-century farm complex, despite the continued operation of the building as an operating farm, and reduces the resource's level of integrity of feeling.

The property does not have integrity of materials. The dwelling has replacement vinyl siding, replacement aluminum Neoclassical Revival-style columns, and replacement brick stairs leading to the front. The shed does not appear to have been altered on the north and west elevations, but the rear of the building has a modern addition most likely used as a chicken coop. A large opening appears to have been made in the eastern end of the south elevation, allowing egress from the chicken coop into the building. Given that the building has maintained its historic form as seen from the street, fenestration patterns, and Neoclassical Revival and Queen Anne ornamentation, the house has retained sufficient integrity of design. It is the retention of these Neoclassical Revival and Queen Anne ornamental details that ensures sufficient integrity of workmanship. The shed retains sufficient integrity of workmanship since the building continues to reflect its utilitarian purpose with plain finishes. The carport retains integrity of workmanship but is not considered a historic structure.

The Godwin-Jackson House is recommended as not eligible for the NRHP. Under Criterion A the building is associated with agricultural practices in Harnett County, particularly the family-owned farm. As mentioned in the 655 Longbranch Road NRHP Evaluation (see Section 2.1), the Ivy Burne (HT0024) farm complex is a prominent example of a Harnett County agricultural-centric property (see Plate 17; Plate 37). That farm has retained its agricultural outbuildings, which illustrate the dwelling's association as an agricultural homestead. In comparison, the Godwin-Jackson House no longer has the agricultural associations necessary to be eligible under Criterion A because the historic barn is gone. Because a number of twentieth-century farms remain in the county and changes have been made to the property, most notably the loss of the barn, the Godwin-Jackson House does not possess the significance and integrity necessary to be eligible under Criterion A.

The Godwin-Jackson House is recommended as not eligible under Criterion B. The Godwin-Jackson family was one of many extended families living in the county, but they were typical of farm families in the area and did not make specific contributions to history that can be identified and documented.

Similarly, the farm is not eligible under Criterion C. The Godwin-Jackson House is an example of a dwelling constructed in an eclectic mix of Queen Anne and Neoclassical Revival styles. Harnett County boasts a wealth of late nineteenth- and early twentieth-century houses similar in style to the Godwin-Jackson House. One such example is the W.R. Denning Farm (HT0156) on Hodges Chapel Road in Benson. Identified in 1983 as potentially NRHP eligible, the Denning Farm is Neoclassical in style with a double-height pedimented portico with fluted Corinthian columns, a wrap-around porch on the first story, and Neoclassical details in the eaves and the fenestration (Plate 38). Located in the town of Dunn, the Captain Reams House (HT0409) is a Queen Anne-style dwelling with original wood siding, decorative multi-light windows in the wood-shingle-clad gable ends, and replacement porch elements and windows (Plate 39). As a complex that dwelling and its associated agricultural buildings are representative of an early twentieth-century farm, a type and style common to the first few decades of the twentieth century in Harnett County. The detailing of the Godwin-Jackson House does not match that of the Denning Farm. As a result of the alterations to the siding, the two-story Neoclassical Revival porch, and the front entrance steps, and the addition of the 1949 shed-roof enclosures at the rear of the building, the demolition of the barn, and the common form of this Folk Victorian farmhouse, the building does not have sufficient significance or integrity to be eligible under Criterion C.

A building may be eligible under Criterion D if the buildings and/or structures have the potential to yield important information pertaining to undocumented or rare local building traditions. None of the buildings on the Godwin-Farm meets Criterion D.



PLATE 37: Ivy Burne (HT0024) Farm Complex, Property and Agricultural Outbuildings, Looking Northeast



PLATE 38: W.R. Denning Farm (HT0156), Dwelling, Looking Southeast



PLATE 39: Captain Reams House (HT0409), Façade, Looking Northwest

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